



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

September 12, 2017

STAFF SUMMARY REPORT

TO: PLANNING COMMISSION

SUBJECT: LSDP for 17th Street Duplexes

JC Construction requests large-scale development plan approval per Sec. 14-230 of the Rogers Code of Ordinances.

PLANNING OFFICIAL: Ethan Hunter

SUMMARY

1. **BACKGROUND:** The applicant is proposing a new duplex development located at 1901, 1903, 1905, and 1907 S 17th Street in the RMF-10B zoning district.
 - a. Per Sec. 14-703(e), "multifamily residential" is a permitted use at this location.
 - b. The proposed project would create 4 duplexes on a 0.85 acre site, providing 8 dwelling units.
 - c. The Board of Adjustment granted a variance on August 10, 2017 for an interior side setback reduction to preserve two mature trees along New Hope.
 - d. The applicant will provide a **fee-in-lieu** of on-site drainage in the amount of **\$3,974**.
 - e. The applicant is requesting the following **waivers** from Sec. 14-228 and Sec. 14-256(16) (Tab 2):
 - i. A waiver from required street trees along 17th Street;
 - ii. A waiver from required street trees along New Hope Road;
 - iii. A waiver from required bike rack.
2. **FINDINGS:** The approval of this LSDP is appropriate per Sec. 14-230. This proposal has undergone the technical review process, and all required revisions have been verified by Community Development staff. All code requirements other than the requested waivers have been met. Staff **does not support** waiver (i) as there is adequate space for tree planting between sidewalk and property line. Staff **supports** waiver (ii) due to existing trees with significant canopy. Staff **supports** waiver (iii) due to the nature of the development, the scale of which does not justify bike parking beyond what can be served by the residences. Staff does not anticipate this development to adversely impact adjacent property, surrounding land-use, and traffic.
3. **VIEWS OF OTHERS:** None.
4. **SUGGESTED MOTIONS:**
 - a. "Motion to move this item to consent agenda with **approval/denial** of the requested waivers."
5. **RECOMMENDATION:** Approve project. Deny waiver (i). Approve waiver (ii). Approve waiver (iii).


JOHN C. MCCURDY, Director
Department of Community Development

Tabs:

1. LSDP plan sheets
2. Waiver request letter

Note: staff recommendations are based on the documentation available at the time of request and may not reflect all information made available to officials during discussion and consideration.

17TH STREET DUPLEXES

ROGERS, ARKANSAS

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.

STANDARD CITY COMMENTS

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
3. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
4. PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
5. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
6. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
7. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
8. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
9. IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
10. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
11. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
12. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
14. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2" B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" B & B.
15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
16. TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
17. SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
19. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
20. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
21. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
27. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS.
28. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
29. EASEMENT PLAT REQUIRED BEFORE CO.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

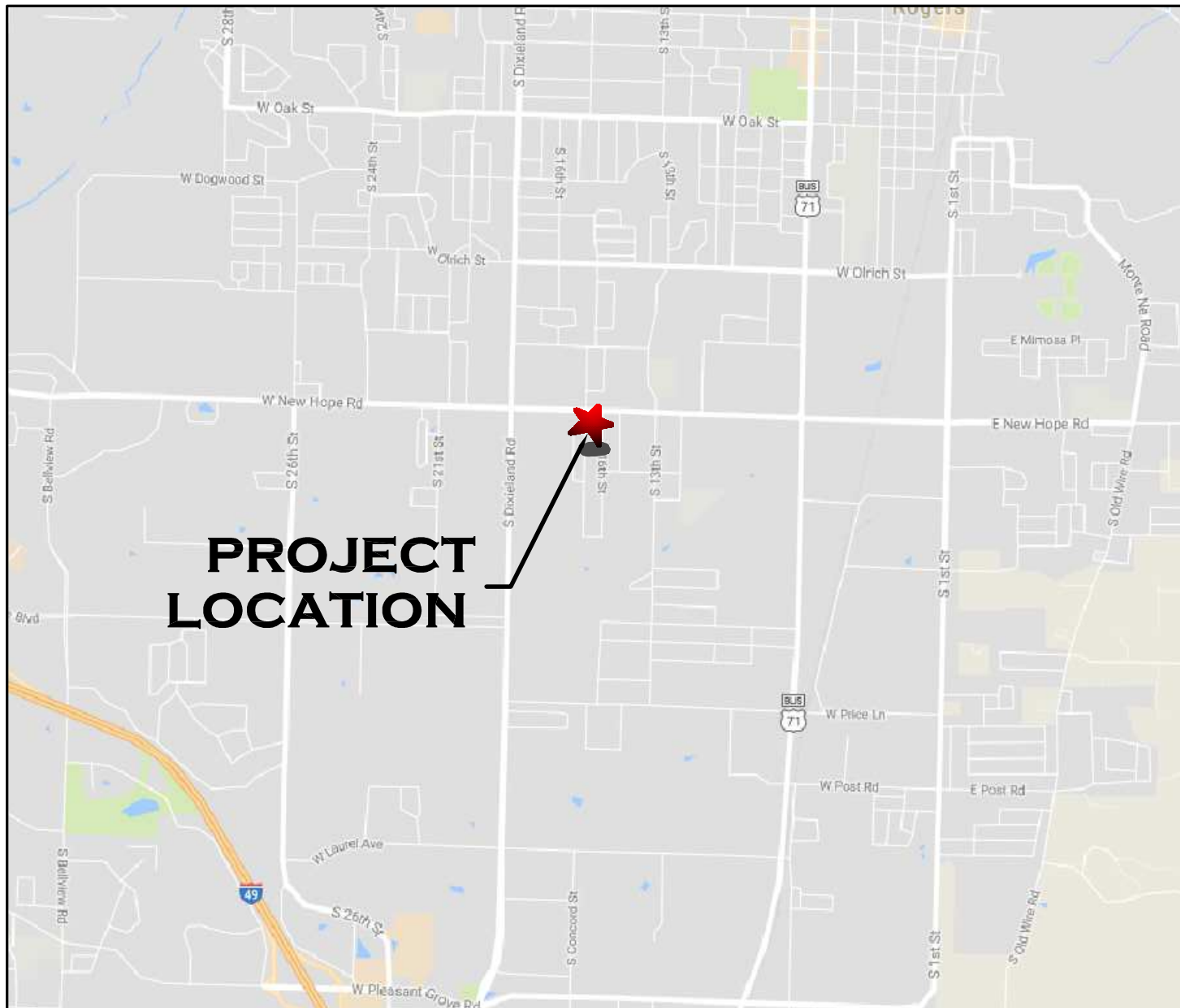
THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

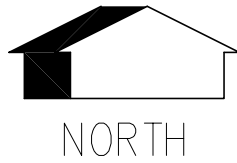
NOTE:

AN EASEMENT PLAT WILL BE REQUIRED BEFORE CO.



VICINITY MAP

N.T.S.



CONTACT INFORMATION

CITY: CITY OF ROGERS
JOHN MCCURDY
PHONE: (479) 621-1186

FIRE: ROGERS FIRE DEPARTMENT.
201 N 1ST ST
ROGERS, AR 72756
PHONE: (479) 621-1179

GAS: BLACK HILLS ENERGY
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703
PHONE: (800) 563-0012

CABLE: COX COMMUNICATIONS
115 N. DIXIELAND STE. 3
ROGERS, AR 72756
PHONE: (479) 273-5644

SEWER/
WATER ROGERS WATER UTILITIES
601 S 2ND ST
P.O. BOX 338
ROGERS, AR 72756
479-621-1142

SOLID
WASTE INLAND SERVICES
3511 N. ARKANSAS ST
ROGERS, AR 72756
(479) 878-1384

ELECTRIC: CARROLL ELECTRIC
707 SE WALTON BLVD
P.O. BOX 329
BENTONVILLE, AR 72712-0329
PHONE: (479) 273-2421
FAX: (479) 273-1231

TELEPHONE: SOUTHWESTERN BELL
1-800-464-7928

BASIS OF ELEVATION:
GPS MONUMENT #27 ELEV: 1344.30

BASIS OF BEARING:
AHTD PLANS JOB #009985 (AR STATE PLANE)

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

BUILDING SETBACKS (RMF-10B)

FRONT WITH PARKING	30'
SIDE (INTERIOR)	10'
SIDE (INTERIOR)(approved variance #17-51)	5'
SIDE (EXTERIOR)	30'
REAR	30'

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0270K. DATED JUNE 5, 2012)

CITYVIEW PROJECT NO.: PL201700375

INDEX OF DRAWINGS

- 1 COVER SHEET
- 2 SITE PLAN
- 3 UTILITY PLAN
- 4 GRADING & EROSION CONTROL PLAN
- 5 LANDSCAPE PLAN
- 6 DETAILS
- 7-9 RWU STANDARD DETAILS

PARCEL NUMBERS: 02-01718-000

PROJECT SITE ADDRESS: 1901, 1903, 1905, 1907 17th STREET
ROGERS, AR 72758-6205

ZONING CLASSIFICATION: RMF-10B (RESIDENTIAL MULTIFAMILY.
10 UNITS/ACRE, RENTALS)

PROPOSED USE: DUPLEXES

TOTAL SITE AREA: 0.85 ACRES +/-

OWNER: BCR PROPERTIES, INC
1905 S. 17th PLACE
ROGERS, AR 72758-6205

DEVELOPER: JC CONSTRUCTION
PO BOX 278
ROGERS, AR 72757
(479) 430-3570
jarney2500@icloud.com

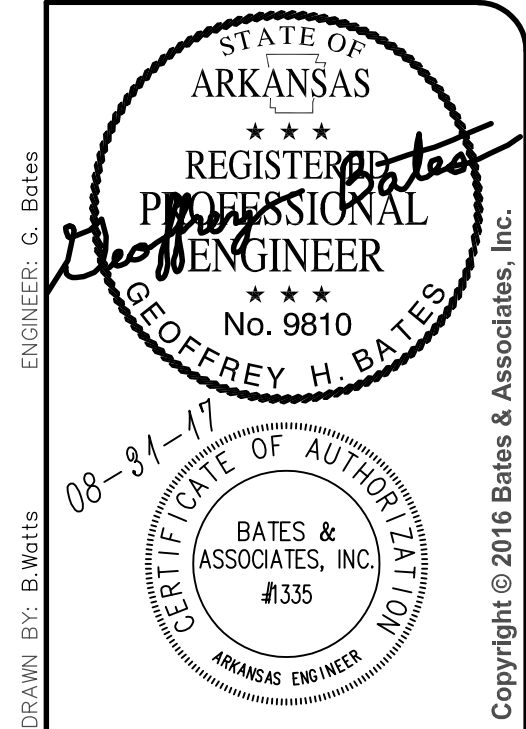
ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
FAX: (479) 521-9350

LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING RIGHT-OF-WAY MONUMENT ON THE SOUTH RIGHT-OF-WAY OF WEST NEW HOPE ROAD (HIGHWAY #94) WHICH IS S87°32'15"E 53.35' AND S02°32'26"W 18.97' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N63°04'51"E 20.18', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S86°59'40"E 112.57' TO AN EXISTING RIGHT-OF-WAY MONUMENT, THENCE LEAVING SAID RIGHT-OF-WAY S02°34'16"W 287.30', THENCE N86°36'30"W 130.00' TO THE EAST RIGHT-OF-WAY OF SOUTH 17TH STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°32'26"E 276.35' TO THE POINT OF BEGINNING, CONTAINING 0.85 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR NOTES:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF PINNACLE HILLS PARKWAY ADDITION ARE SHOWN HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.



DATE	REVISIONS
07-21-17	1st SUBMITTAL
08-15-17	REVISED PER TECHNICAL REVIEW COMMENTS
08-31-17	REVISED PER PLANNING COMMENTS

17th STREET DUPLEXES
LARGE SCALE DEVELOPMENT PLAN
COVER SHEET

ROGERS, ARKANSAS



7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

PROJECT NO 17-208

DRAWING NO

01

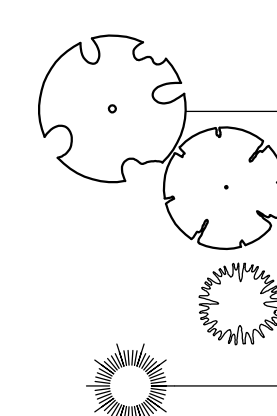
8) BCR PROPERTIES, INC
1905 S. 17th PLACE
ROGERS AR 72758-6205
PARCEL #02-01718-000
ZONED: RMHC



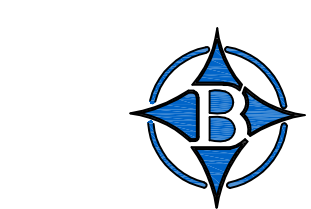
DRAWING NO

02





PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
3	ST	AMERICAN SMOKE TREE (ORNAMENTAL) <i>Cotinus obovatus</i>	B&B	2.5" CAL.	6' HT. MIN.
8	SP	SHORTLEAF PINE (EVERGREEN) <i>Pinus echinata</i>	B&B	3" CAL.	8' HT. MIN.
18	MH	ADAGIO MAIDEN HAIR <i>Miscanthus sinensis 'Adagio'</i>	CONT.	5 GAL.	
6	BX	BOXWOOD <i>Buxus sempervirens</i>	CONT.	5 GAL.	



0 20 40
GRAPHIC SCALE IN FEET

REQUIRED LANDSCAPING TABLE			
		FACTOR	COUNT
EXISTING TREES	2	2	2
EXISTING SHRUBS	0	1	0
LANDSCAPE REQUIRED	37,026 SF/1,000 SF = 37 TREES & SHRUBS		37
TOTAL TO BE PLANTED MINUS EXISTING	35		35
OVERLAY LANDSCAPE REQUIRED	±0 SQUARE FEET		0 TREES
PROVIDED	11 TREES & 24 SHRUBS WILL BE PLANTED		35

GENERAL LANDSCAPE NOTES

ALL EXISTING TREES TO BE REMOVED EXCEPT FOR OAK TREES LABELED "TO BE PRESERVED".
ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH
EVENLY APPLIED IN PLANTING BED.

ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.

PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.

HOSE BIB IRRIGATION PER CITY OF ROGERS SPECIFICATIONS EVERY 100'

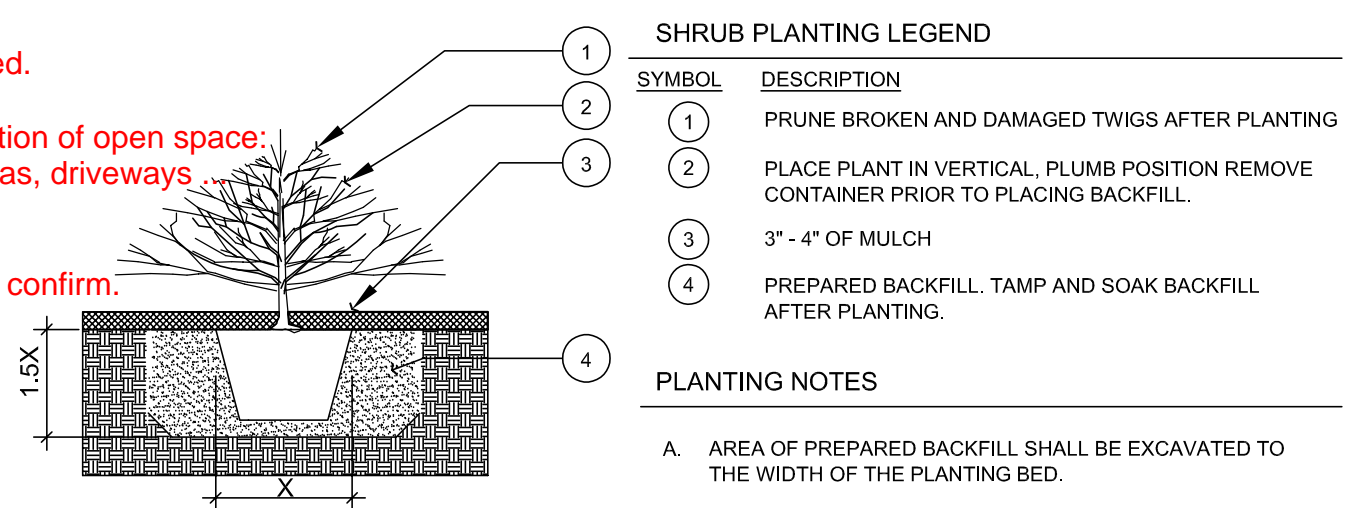
REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.

IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF ROGERS FOR ALL REQUIRED LANDSCAPING.

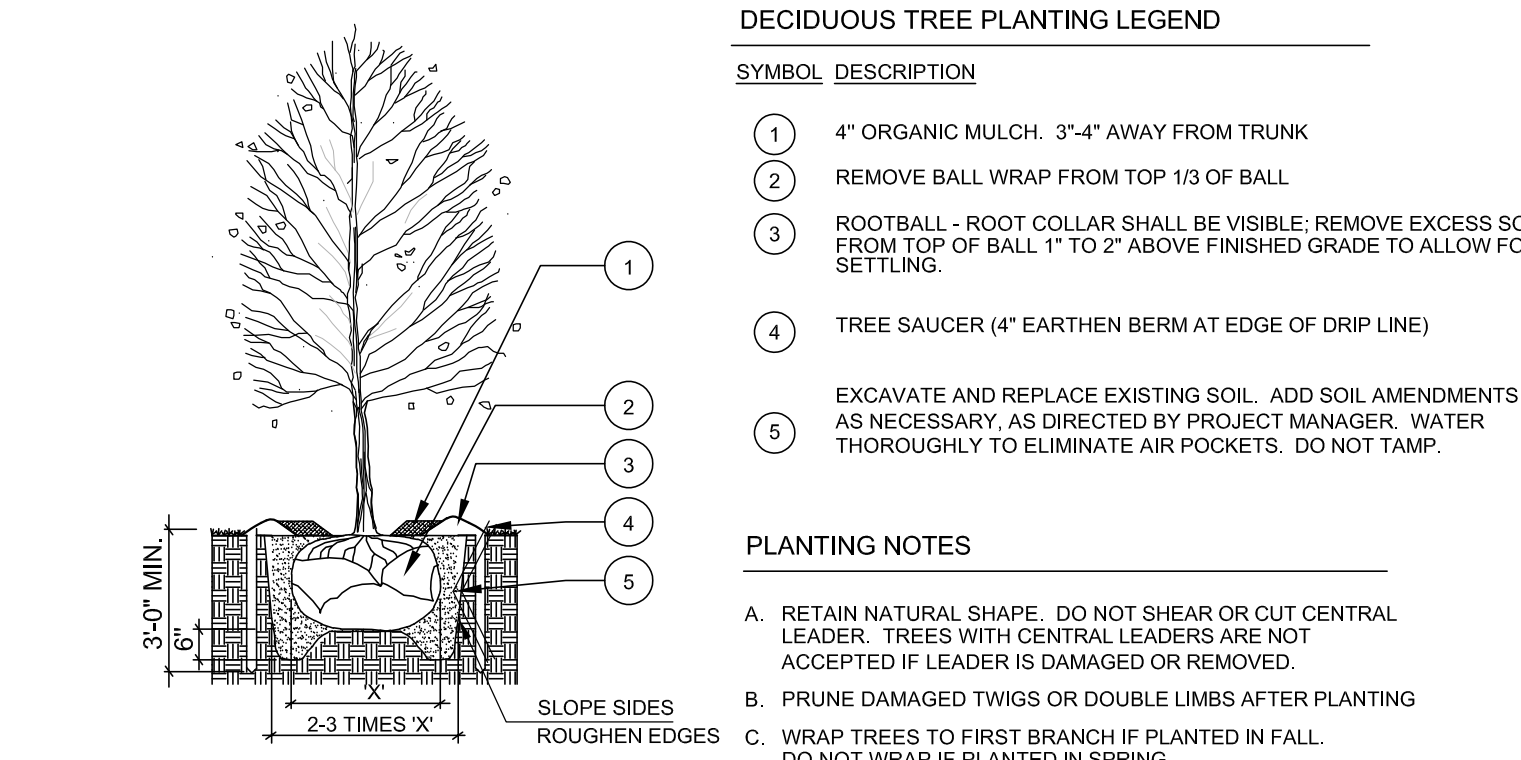
MULCH TO BE 2"-3" AWAY FROM TRUNK.

PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.

ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.



SHRUB PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.

[illegible]17th STREET DUPLEXES
LARGE SCALE DEVELOPMENT PLAN

ROGERS, ARKANSAS



**Bates &
Associates, Inc.**

www.rwbobtestinc.com

Civil Engineering & Surveying

7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9550 • Fax 479.521.9350

DRAWING NO



Bates & Associates, Inc.

Civil Engineering · Land Surveying · Landscape Architecture

7230 S. Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

www.batesnwa.com

Dear Planning Commission,

My client, John Carney, requests a waiver of bike racks for his duplex development on 17th Place and New Hope Road. This will be a residential development and will not require bike racks. He further requests a waiver for street tree requirements. This project has an existing sidewalk on the west side of the property that was constructed by the city recently and does not have adequate room between the curb and sidewalk to plant trees of any approved species. Your consideration of these waivers is appreciated.

Brett Watts
Bates & Associates, Inc.